



59 acres/24 hectares in two properties  
26 acres/10.5 hectares  
33 acres/13.4 hectares

183-A is 1.1 miles/1.8 kilometers west

Utilities

Greenfield

Zoning – Local Commercial along frontage  
with remainder of property in the County

Mr. Joseph Greene  
Reunion Development Group  
17601 Ronald W. Reagan Blvd.  
Leander TX 78641-1671  
(512) 259-4959 phone  
(512) 259-8988 facs  
[joseph@reuniondg.com](mailto:joseph@reuniondg.com)  
[www.reuniondg.com](http://www.reuniondg.com)



<b>Property</b>				
Total Acreage: <b>59 acres/24 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pgs. 313, Sec. X &amp; T</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>Located on the north side of FM 2243 .5 mile (.8 kilometer) west of Ronald Reagan Blvd. and 2.25 miles (3.6 kilometers) east of US 183 at 8600 - 8750 FM 2243. This property consists of two tracts of land. They are 26 acres/10.5 hectares and 33 acres/13.4 hectares respectively.</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>1.1 miles/1.8 km</b>			Type of Zoning: <b>Local Commercial on frontage with remainder in Williamson County</b>	
Distance to Interstate Highways: <b>9 miles/15 km</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>1,155 x 2,703 feet/352 x 824 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>2.4 miles/3.9 kilometers west</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Located in the middle of an industrial sector with great accessibility</b>	
Fenced: <b>Yes</b>			Landscaped: <b>Yes</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Office/Warehouse and Office/Retail</b>	
Deed Restriction(s): <b>No</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>2 &amp; 4 inch/5.1 &amp; 10.2 cm one mile/1.6 km west</b> Pressure: <b>65 psi/448.2 kilopascals</b>		Sewer - Size of Nearest Line: <b>12 &amp; 16 inch/30.5 &amp; 40.6 cm one mile/1.6 km west</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure located 2.9 miles/4.7 km west at West South Street</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. Joseph Greene</b>	Phone: <b>(512) 259-4959</b>	Facs: <b>(512) 259-8988</b>	Email: <b><a href="mailto:joseph@reuniondg.com">joseph@reuniondg.com</a></b>	Web Site: <b><a href="http://www.reuniondg.com">http://www.reuniondg.com</a></b>
Sales Price: <b>Negotiable - OWNER FINANCING</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>Incredible location near US 183, between 183-A and Ronald W. Reagan Blvd. with very gradual topography. Other infrastructure improvements expected to be completed by 2010. The majority of this property is not in the city limits so it could be any use (only the front 450 feet/137 meters is within the city limits). A 45 foot/13.7 meter wide Texas Department of Transportation (TXDOT) approved driveway access exist. OWNER FINANCING AVAILABLE.</b>				